



# 330 Canterbury Drive Calgary Alberta

\$399,000

This home truly stands out as one of the most tastefully updated, clean, and modern townhouses in its class. An exceptional opportunity, this 2-bedroom unit features one of the best layouts in the complex, with over 1600 sq. ft. of living space, complete with a rare main-floor powder room and low condo fees. With a fully finished basement and a private fenced yard, this pet-friendly home is ideal for families, first-time buyers, or investors. The condo fees are among the lowest in the city, thanks to outstanding management. The timeless kitchen welcomes you with butcher block countertops, stainless steel appliances, and white cabinetry, offering ample storage and prep space. Vinyl plank flooring runs throughout the entire home, enhancing the bright and open feel while creating a clean, modern, and cohesive look. The spacious living area is both stylish and inviting, featuring a shiplap accent wall, a cozy electric fireplace, recessed pot lights, and a dedicated dining area, making it the perfect space for everyday living and entertaining. Upstairs, you'll find two large bedrooms with generous windows, a sizable linen closet, and an updated 4-piece main bathroom. The fully finished lower level provides excellent additional living space with a large family room, a 4-piece bathroom, and a laundry room with extensive storage in the utility room. Outside, the private fenced yard features a spacious updated deck, perfect for relaxing, entertaining, or enjoying outdoor living. There is an assigned parking stall close to the front door, along with ample visitor parking and additional stalls available for rent through the condo association. Other notable updates include a new furnace and hot water tank (2024), vinyl windows and front door (2022), LED recessed lighting (2024), and a new pressure-treated deck (2025). Residents also enjoy fantastic complex amenities, including...

- 4pc Bathroom Measurements not available
- Bedroom 9.08 Ft x 12.92 Ft
- Primary Bedroom 13.50 Ft x 12.92 Ft
- 3pc Bathroom Measurements not available
- Recreational, Games room 15.08 Ft x 16.00 Ft

- Furnace Measurements not available
- 2pc Bathroom Measurements not available
- Dining room 12.50 Ft x 6.50 Ft
- Kitchen 6.92 Ft x 12.75 Ft
- Living room 15.92 Ft x 11.75 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bamber Realty LTD.

**RE/MAX Realty Professionals**

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